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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS
Regular Meeting
Thursday, August 6, 2026
Dayton Convention Center, 22 E. Fifth St., Dayton, OH – Room 208 | 3:00 p.m.
and Virtually by Electronic/Telephonic Means
Contact Adrianna Templeton at atempleton@montgomerycountycfa.org | 937-522-5724 for virtual link

AGENDA

I. Roll Call – Call Meeting to Order — Action

II. Declaration of Conflicts of Interest — Action

III. Approval of Minutes of June 4, 2026, Regular Board Meeting — Action

IV. Reports and Communications

A. Fiscal Officer Report
1. Review and Take Action Regarding April/May Legends/DCC Financials — Action
2. Review and Take Action Regarding May/June CFA Financials — Action
3. Review and Take Action Term Sheet-Debt Service Refinance w/Bob Franz — Action
4. 2021/2022 Debt Arbitrage Status Report — Information

B. Finance Committee Report
1. Fidelity & Reed Pre Development Carry Costs Update — Information
2. Fidelity & Reed Temporary Stabilization Costs w/Dave Williams — Action
3. 10-year Capital Plan – Executive Summary Draft — Action

C. Development & Operations Committee
1. Fidelity Block Development – Community Engagement Focus Groups — Information

D. Executive Director Report
1. DCC General Manager's Report — Information
2. Hotel Lodging Tax Update — Information

V. Executive Session – — Action
The Board of Directors will adjourn to executive session to consider the purchase of certain real and personal property for public purposes, pursuant to the authority set out at Ohio Revised Code Section 121.22(G)(2). Upon conclusion of the executive session, the committee will reconvene its public meeting.

VI. Other Business — Information

VII. Next Meeting Date: Thursday, September 3, 2026, 3:00pm – 4:30 pm — Information

VIII. Adjournment — Action

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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Regular Meeting Minutes

Thursday, June 4, 2026
Dayton Convention Center, 22 E. 5th Street, Dayton, OH 45402|Room 208|3:00 p.m.
And By Electronic/Telephonic Means

BOARD OF DIRECTORS

PRESENT: Belinda Kenley, Chairperson, LaShea Lofton, Walter Reynolds, Richard Herbst, John Oney, Tom Whelley, Jack Kuntz, Amy Schrimpf, Vice Chairperson, Michael Roediger
VIRTUAL: n/a
ABSENT: Paul Gruner, Secretary, Colleen Ryan

STAFF

PRESENT: Pam Plageman, Sean Fraunfelter, Arno Weller, Adrianna Templeton

GUESTS

PRESENT: John Page, Legends, Michael King, Legends, Christina, Legends, Shannon Martin, Bricker Graydon Wyatt,
ABSENT: Vicki Giambrone, CBD Advisors

I. Roll Call

Ms. Templeton called the roll. With a quorum present, Chairperson Kenley called the meeting to order at 3:00 p.m.

Chairperson Kenley made the following announcement:

- Colleen Ryan and Paul Gruner are absent with notice.
- She also thanked the team for an awesome job.

II. Declaration of Conflicts of Interest

Chairperson Kenley asked the Board members to review the agenda and declare any conflicts of interest. No conflicts were declared.

III. Approval of Minutes of May 7, 2026, Meeting

Chairperson Kenley requested comments or edits to the May 7, 2026, Regular Meeting minutes. Hearing none, a motion was called.

MOTION: It was moved by Mr. Oney and seconded by Ms. Lofton, to approve May 7, 2026, Regular Meeting minutes. Hearing no objections, the motion was approved by unanimous consent.

IV. Reports and Communications

A. Fiscal Officer Report

1. Review and Take Action Regarding March Legends/DCC Financials

Mr. King presented the DCC financial summary and reviewed the financial highlights and rolling forecast. He reported a net operating loss (NOI) of ($1,567) for March 2026, outperforming both the budgeted NOI of ($131,659) and the prior year NOI of ($60,021). This favorable variance was driven by stronger-than-anticipated rent and event income compared to both budget and prior year results, resulting in a NOI improvement of $130,092.

The DCC hosted 12 events in March, exceeding both the 9 events budgeted and the 11 events held during the same period last year. Notable events included the Don Sellman Invitational, YWCA 2026 Women of Influence, Junior Achievement Career Fair, Dayton Works Job Fair, and the Ohio Craft Brewers Association Conference, all of which contributed significantly to overall attendance and event performance.

Mr. King also acknowledged receipt of a digital sponsorship payment from Key Ads.

MOTION: It was moved by Mr. Oney and seconded by Mr. Roediger to approve the March Legends/DCC Financials. Hearing no objections, the motion was approved by unanimous consent.

2. Review and Take Action Regarding the April CFA Financials

Mr. Fraunfelter presented the April MCCFA financial statements and reviewed the organization's financial position, operating activity, and reserve balances for the month.

He reported that MCCFA received payments from both the City of Dayton and Ardent. However, the City of Dayton has not received payment from

Ardent. Due to the lack of payment, the City plans to refer the matter to the Ohio Attorney General for collection.

Mr. Fraunfelter noted that total operating revenues are 11% higher than the previous year. He also reported that $52,000 was transferred from the capital budget to support the Elevate Café project. Within the Capital Budget/Project Fund, only one remaining payment to Messer Construction is outstanding for the café project. Under the Debt Service Fund, the June debt service payment has been made.

Mr. Fraunfelter provided an update on the annual audit, noting that the audit remains in progress. He recently received an Independent Public Accountant (IPA) request form and completed it that day. He explained that utilizing the IPA process helps lock in audit costs for five years and can improve adherence to audit deadlines.
Mr. Whelley asked about the advantages of using the IPA process. Mr. Fraunfelter responded that it is generally more cost-effective and expedites the audit process. Ms. Lofton added that IPAs often provide greater continuity because the same audit team typically works on the engagement from year to year, resulting in more consistent service and institutional knowledge.

> **MOTION:** It was moved by Mr. Roediger, and seconded by Vice Chairperson Schrimpf, to approve the April CFA Financials. Hearing no objections, the motion was approved by unanimous consent.

3. **Review and Take Action Regarding the CFA Cyber Security Policy**
Mr. Fraunfelter presented the proposed Cybersecurity Policy, explaining that the State issued a bulletin requiring public entities to adopt a cybersecurity policy by the end of December. He noted that the proposed policy satisfies the requirements outlined in the bulletin and serves primarily as a compliance document.

Vice Chairperson Schrimpf asked who currently manages MCCFA's technology services. Ms. Plageman advised that technology support is provided by Harbour Technology.

Mr. Weller and Ms. Templeton reported that they attended cybersecurity training offered by the Secretary of State's Office to satisfy the State's cybersecurity training requirements. Mr. Whelley asked whether the training addressed phishing attempts and spam emails. Mr. Weller and Mr. Fraunfelter confirmed that those topics were included in the training

curriculum. Mr. Weller then provided a brief overview of the training content. Mr. Whelley also inquired whether participants were required to complete a test at the conclusion of the training. Mr. Weller stated that no test was administered.

The discussion then shifted to Board members' access to MCCFA email accounts that had previously been established. Mr. Whelley asked whether Board members were required to complete cybersecurity training. Mr. Fraunfelter advised that the training requirement does not currently apply to Board members.
Ms. Martin encouraged Board members to utilize their MCCFA-issued email accounts, noting that doing so is a best practice from a legal and public records standpoint, particularly in relation to potential public records requests.

Chairperson Kenley asked about access to the MCCFA email accounts. Ms. Plageman advised that the accounts are currently dormant due to inactivity.

MOTION: It was moved by Mr. Herbst, and seconded by Mr. Reynolds, to approve the CFA Cyber Security Policy. Hearing no objections, the motion was approved by unanimous consent.

B. Executive Committee Report

1. Executive Director/CEO Contract Renewal Status

Ms. Martin provided a handout of the draft contract renewal for Ms. Plageman to be discussed in Executive Session.

2. OPERS Conversion Plan

Ms. Martin reviewed the proposed OPERS conversion plan and explained that it must be submitted to the State and OPERS for review and approval. She noted that additional discussion regarding the plan would take place in Executive Session.

Ms. Martin requested Board approval to submit the proposed plan to the State to obtain feedback. She explained that the proposal addresses the future conversion of MCCFA's current OPERS contribution structure. While the plan has not yet been formally adopted, MCCFA is seeking to proactively prepare for the transition.

Under the current structure, MCCFA pays both the employer contribution (14%) and the employee contribution (10%). The proposed conversion would transition the employee's 10% contribution to a payroll deduction paid

directly by the employee. If approved by OPERS and the State, the change would become effective January 1, 2027.

Ms. Martin emphasized that the proposed change cannot be implemented until it has been reviewed and approved by the State and OPERS.
Vice Chairperson Schrimpf asked whether any suggested revisions should be made before submitting the proposal to the State and inquired about the impact on employee compensation. Ms. Martin explained that the proposal has been structured to be financially neutral so that employee pay would not be negatively affected.
Ms. Martin reviewed the proposed resolutions with the Board, outlining both the current contribution structure and the proposed changes. She noted that OPERS requires a 14% employer contribution and a 10% employee contribution.

Ms. Lofton asked whether the State or OPERS would provide feedback or recommend revisions during the review process. Ms. Martin stated that she was uncertain but advised that the final documents would be presented to the Board at a future meeting. She noted that OPERS may not have any revisions and that the timeline for review is unknown, which is why MCCFA is pursuing the process now in an effort to be proactive rather than reactive. Ms. Martin also reviewed a second resolution authorizing adoption of the new contribution plan upon receipt of the necessary approvals.

Chairperson Kenley asked if there were any additional questions or discussion before entertaining a motion. No further questions were raised.

MOTION: It was moved by Mr. Kuntz, and seconded by Vice Chairperson Schrimpf, to approve sending the OPERS conversion plan draft to the state for approval. Hearing no objections, the motion was approved by unanimous consent.

C. Executive Director Report

1. DCC General Manager's Report

Mr. King and Ms. Combs presented the event, sales and marketing and venue news report. Ms. Combs noted that her sales and marketing team is continuing prospecting efforts. The Elevate Café had its ribbon cutting June 4, 2026, and it was well attended. Ms. Combs stated that there was an in-house event that really got to see how Elevate Café could operate and perform with a group.

The OCMA proposal bid went out on June 1st. The team provided great incentives for OCMA to book multiple years at the DCC.

Ms. Plageman thanked Destination Dayton and Mr. Oney for a great job on the bid for OCMA. It was a host effort and being able to include the onMain and Huber Heights new developments helped strengthen the proposal. The event is a rotating event so we could possibly get the business every 3 years. The proposal bid was a collective effort, and the team did a great job.

Ms. Lofton asked when OCMA would make a selection. Ms. Combs believes the selection will take place later this Summer. Ms. Plageman noted that the site visit would be in the first week of July if selected.

Ms. Plageman thanked board members for being ambassadors for us to get additional events booked.

Mr. King noted that the ribbon cutting ceremony was great and couldn't have been possible without the support of staff and the board. He reported that the DCC, Destination Dayton and MCCFA will be collaborating with Ohio Business View Magazine for a featured article in July. Ms. Plageman thanked everyone for showing up and supporting the ribbon cutting.

Mr. King and Ms. Combs presented the Event, Sales and Marketing, and Venue report. Ms. Combs noted that the Sales and Marketing team continues to focus on active prospecting efforts.

She reported that the Elevate Café ribbon cutting took place prior to the board meeting was well attended. Ms. Combs also shared that a recent in-house event provided an opportunity to observe how Elevate Café performs in a live operational setting with a group.

Ms. Combs provided an update on the OCMA bid, noting that the proposal was submitted on June 1. The team included competitive incentives aimed at securing a multi-year booking at DCC.
Ms. Plageman thanked Destination Dayton and Mr. Oney for their work on the OCMA bid, describing it as a collaborative effort. She noted that incorporating regional developments such as onMain and Huber Heights strengthened the proposal. She also explained that OCMA is a rotating event and may return to the DCC approximately every three years. She emphasized that the bid represented a strong, coordinated team effort.

Ms. Lofton asked when OCMA is expected to make a selection. Ms. Combs stated that a decision is anticipated later this summer. Ms. Plageman added that, if selected, a site visit is expected during the first week of July.

Ms. Plageman also thanked Board members for serving as ambassadors in support of securing additional events.

Mr. King noted that the Elevate Café ribbon cutting was a successful event and credited staff and Board support for its success. He further reported that the DCC, Destination Dayton, and MCCFA will be collaborating with Ohio Business View magazine on a featured article scheduled for July.

Ms. Plageman reiterated her appreciation to all who attended and supported the ribbon cutting ceremony.

2. **Hotel Lodging Tax Update**

Ms. Plageman reviewed the hotel lodging tax update and clarified that the report reflects CFA collections only and does not include City collections. She noted that 2025-2026 exceeded the last 3 months and have increased 4 ½% over the prior year.

V. Executive Session

Chairperson Kenley stated there were matters requiring an Executive Session.

MOTION: Vice Chairperson Schrimpf made the motion that the Board of Directors will adjourn to Executive Session to consider the compensation of a public employee, pursuant to the authority set out to the Ohio Revised Code Section 121.22(G)(1). Mr. Reynolds seconded the motion to move into Executive Session. Roll call was taken to move into Executive Session.

MOTION: It was moved by Mr. Roediger, and seconded by Vice Chairperson Schrimpft, to return to public session at 4:14pm.

VI. Other Business

Ms. Lofton asked if there were any updates regarding the Vitality Hotel and expressed her view that it may be time to involve the City regarding citations related to property upkeep. Ms. Plageman advised that there were no new updates at this time regarding the Vitality Hotel.

Mr. Oney presented the OCMA proposal that was submitted to the board.

VII. Next Meeting Date

Chairperson Kenley announced the next meeting date is Thursday, August 6, 2026, beginning at 3:00 p.m., in Room 208. There is no meeting in July.

VIII. Adjournment

Chairperson Kenley called for a motion to adjourn.

MOTION: It was moved by Mr. Reynolds, and seconded by Vice Chairperson Schrimpf, to approve adjournment. The motion was approved unanimously.

The meeting adjourned at 4:35 p.m.

CERTIFICATE

The undersigned Secretary of the Board of Directors of the Montgomery County Convention Facilities Authority hereby certifies that the foregoing is a true copy of the minutes of June 4, 2026, meeting of the Board of Directors of said Convention Facilities Authority, as approved by the Board on August 6, 2026.

Paul Gruner, Secretary, Board of Directors
Montgomery County Convention Facilities Authority